



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Adopt Resolution Accepting Improvements at Reynolds Ranch, Phase 1  
**MEETING DATE:** October 15, 2008  
**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** Adopt a resolution accepting the improvements at Reynolds Ranch, Phase 1.

**BACKGROUND INFORMATION:** Improvements at Reynolds Ranch, Phase 1 have been completed by the developer, Reynolds Ranch Partners, Inc., in substantial conformance with the requirements as approved by City Council on December 19, 2007, and as shown on Drawings No. 007D009-01 through 007D009-75. A drawing of the Reynolds Ranch, Phase 1 project is attached as Exhibit A.

Public improvements included the installation of water, recycled water, wastewater and storm drain improvements, street pavement improvements for Reynolds Ranch Parkway and the intersection of Reynolds Ranch Parkway and Harney Lane and public and private landscape and irrigation improvements to serve the Blue Shield project and future development in the Reynolds Ranch Project.

While the landscape and irrigation improvements are substantially complete, work on those improvements will continue and should be completed by October 30, 2008. Completion of the work at the intersection of Harney Lane and Reynolds Ranch Parkway is scheduled to be completed by October 17, 2008. Staff recommends that Council accept the improvements at this time to allow the issuance of a temporary certificate of occupancy for the Blue Shield facility on October 17, 2008. The acceptance of improvements slightly ahead of completion is commonly afforded to developments to facilitate occupancy of buildings.

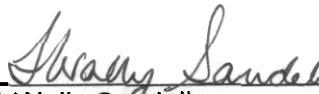
The following streets were dedicated to the City by separate instrument as a condition of this development:

Streets	Length in Miles
Reynolds Ranch Parkway	0.72
*Harney Lane	0.00
<b>Total New Miles of City Streets</b>	<b>0.72</b>

\* The street dedication for Harney Lane widens an existing street. This street dedication did not add additional miles to the City's **street** system.

**FISCAL IMPACT:** The developer's warranty period of two years will begin on the date of Council acceptance. There will be a slight increase in long-term maintenance costs for public infrastructure, such as streets, water, wastewater and storm drain facilities, landscaping, and other City services.

**FUNDING AVAILABLE:** Not applicable.

  
 F. Wally Sandelin  
 Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

Attachment

cc: City Attorney  
 Streets and Drainage Manager  
 Building Official

Senior Civil Engineer – Development Service  
 Senior Civil Engineer Fujitani

Senior Traffic Engineer  
 Senior Engineering Technician

APPROVED:

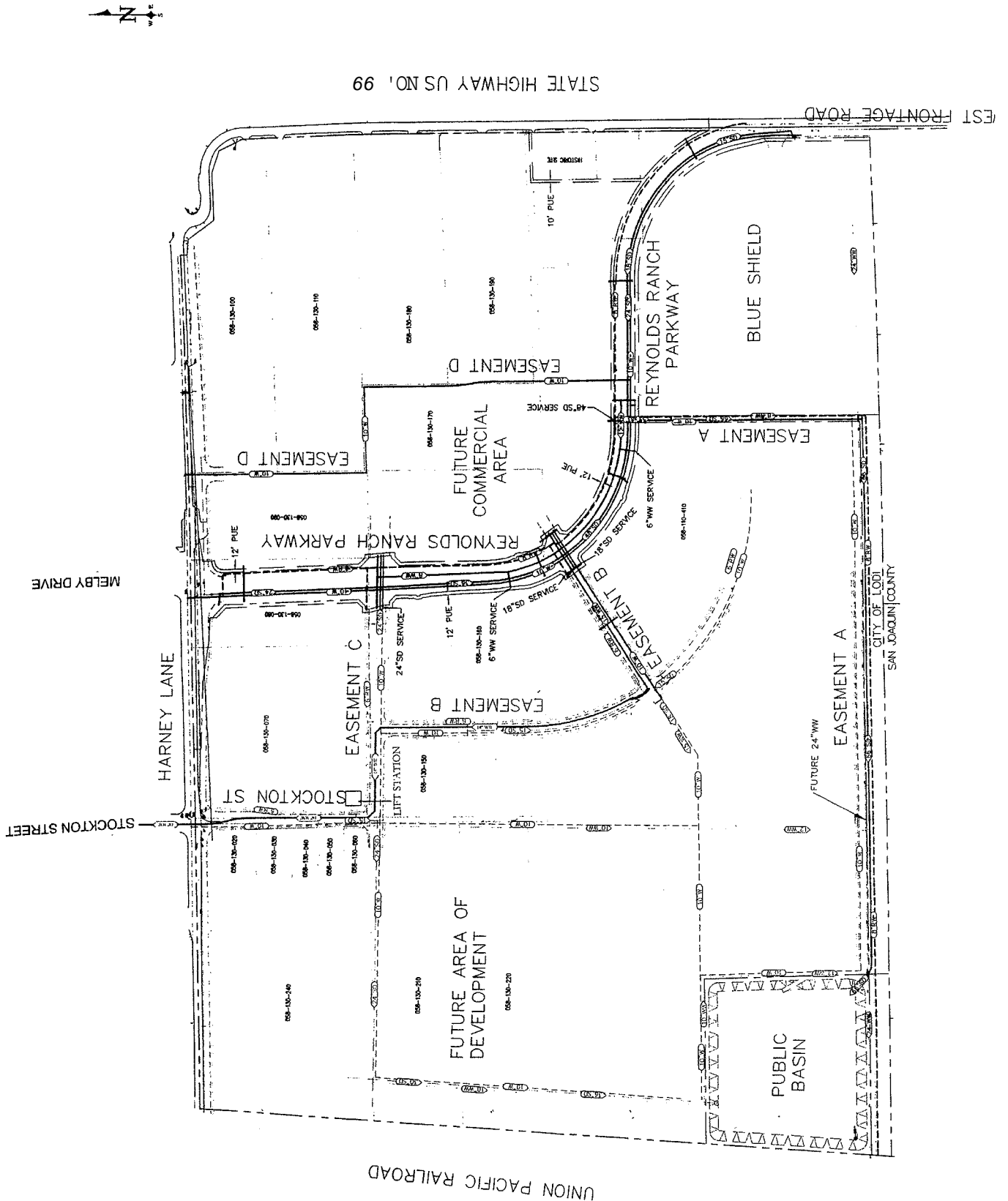
  
 Blair King, City Manager



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## Reynolds Ranch Project Phase 1 Exhibit A



When Recorded, Please Return to:  
Lodi City Clerk  
P.O. Box 3006  
Lodi, CA 95241-1910

RESOLUTION NO. 2008-202

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING  
IMPROVEMENTS AT REYNOLDS RANCH, PHASE 1, AS  
COMPLETED BY REYNOLDS RANCH PARTNERS, INC.

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The City Council of the City of Lodi finds:

1. That all improvements at Reynolds Ranch, Phase 1 have been completed by the developer, Reynolds Ranch Partners, Inc., in substantial conformance with the requirements as shown on Drawing Nos. 007D009-01 through 007D0009-75 on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on December 19, 2007.

2. The following streets were dedicated to the City by separate instrument as a condition of this development:

<u>Street</u>	<u>Length in Miles</u>
Reynolds Ranch Parkway	0.72
*Harney Lane	0.00

\* The street dedication for Harney Lane widens an existing street. This street dedication did not add additional miles to the City's street system.

Public improvements included the installation of water, recycled water, wastewater, and storm drain improvements, street pavement improvements for Reynolds Ranch Parkway and the intersection of Reynolds Ranch Parkway and Harney Lane, and public and private landscape and irrigation improvements to serve the Blue Shield project and future development in the Reynolds Ranch Project.

Dated: October 15, 2008

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I hereby certify that Resolution No. 2008-202 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 15, 2008, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, Katzakian,  
and Mayor Mounce

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

  
RANDI JOHL  
City Clerk

CITY COUNCIL

JOANNE L. MOUNCE, Mayor  
LARRY D. HANSEN  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
BOB JOHNSON  
PHIL KATZAKIAN

CITY OF LODI  
PUBLIC WORKS DEPARTMENT

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BLAIR KING  
City Manager  
RANDI JOHL  
City Clerk  
D. STEPHEN SCHWABAUER  
City Attorney  
F. WALLY SANDELIN  
Public Works Director

October 16, 2008


Reynolds Ranch Partners, Inc.  
1420 S. Mills Avenue, Suite L  
Lodi, CA 95242

SUBJECT: Reynolds Ranch, Phase I

The City Council of the City of Lodi, at its meeting on October **15**, 2008, accepted the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements **as** shown on the approved plans.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.

  
F. Wally Sandelin

Public Works Director

FWS/pmf

Enclosure

cc: Electric Utility Department  
Water/Wastewater Division  
Street Division  
City Clerk  
Management Analyst